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NOTIFICATIONS BY GOVERNMENT

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**MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT
DEPARTMENT**

DRAFT VARIATION TO THE HMDA FOR CHANGE OF LAND USE FROM RESIDENTIAL USE ZONE TO COMMERCIAL USE ZON IN BANJARA HILLS, HYDERABAD.

[Memo. No.16468/1, /2008, Municipal Administration & Urban Development , 14th July, 2009.]

The following draft variation to the land use envisaged in the notified Zonal Developemtn Plan for zone IV of MCH Area, which is proposed in exercise of the powers conferred by sub-section (1) of Section 15 of Hyderabad Metropolitan Development Authority Act, 2008 (Act No. 8 of 2008).

A Notice is hereby given that the draft variation will be taken into consideration after expiry of fifteen days from the date of publication of the notification in the Andhra Pradesh Gazette and that any objections or suggestions which may be received from any person with respect there to before expiry of said period will be considered by the Government of Andhra Pradesh. Objections or suggestions should be addressed to the Principal Secretary to Government, Municipal Administration and Urban Development Department, Secretariat, Andhra Pradesh, Hyderabad - 500 022.

DRAFT VARIATION

The site in Pr. Nos. 8-2-544 and 8-2-544/1 situated at Road No. 7, Banjara Hills, Hyderabad to an extent of 4682.28 sq. mtrs. which is presently earmark for Residential use Zone in the notified Zonal Development Plan for zone -IV of MCH area is now proposed to be designated as Commercial use Zone, under category-C in terms of G.O. Ms. No. 766, MA&UD (I,) Department, dated : 18-10-2007, subject to the following conditions:

- 1) that he applicant shall pay the development charges to Hyderabad Metropolitan Development Authority as as per rules in force, before issue of final orders.
- 2) that the applicant shall pay balance processing fee to Hyderabad Metropolitan Development Authority before issue to final orders.
- 3) that the development charges are not paid within thirty days, the orders of change of land use will be withdrawn without any further notice.

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- 4) that the applicants shall obtain prior permission form Hyderabad Metropolitan Development Authority before undertaking any development in the site under reference.
- 5) that the owners/applicants shall handover the areas affected under the notified roads to the local bodies at free of cost.
- 6) that the owners/applicants shall develop the roads free of cost as may be required by the local authority.
- (7) that the title and land Ceiling aspect shall be scrupulously examined by the concerned Authorities i.e., Urban Development Authorities / Municipal Corporations / Municipalities before issue of building permission / development permission and it must be ensured that the best financial interests of the Government are preserved.
- (8) that the above change of land use is subject to the conditions that may be applicable under Urban Land Ceiling Act, 1976 and A.P. Agriculture Ceiling Act.
- (9) that the owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Land Ceiling Clearances etc and they will be responsible for any damage claimed by any one on account of change of land use proposed.
- 10) that the change of land use shall not be used as the proof of any title of the land.
- 11) the change of land use shall not be used as the sole reason for obtaining exemption from the provisions Urban Land Ceiling Act, 1976.
- 12) After demolition of the existing building, clearnces if any required from Urban Land Ceiling authorities should be obtained before approaching the municipal authorities for obtaining permission.
- 13) that the change of Land Use does not bar any public agency including Hyderabad Metropolitan Development Authority. Local Authority to acquire land for any public purpose as per law.
- 14) the appliant shall obtain necessary clearance form Heritage conservation committee before undertaking any development activity in the site u/r.
- 15) the applicant shall handover the area affected under proposed 66'-0" wide ZDP road to GHMC at free of cost.
- 16) that the owner/applicant before undertaking developmental activity in the site u/r existing buildings should be demolished.
- 17) the applicant shall pay impact fee of 3 times the rate prescribed for category-C roads under G.O.Ms. No. 766, MA&UD (I₁) Department, dated: 18-10-2007 to GHMC at the time of obtaining building permission.

SCHEDULE OF BOUNDARIES:

North	:	Plot No. 59 (Plam Springs Apartments) & Pr. No. 8-2-417/A
South	:	40'-0" wide Road No. 7 of Banjara Hills to be widened to 66' As per ZDP
East	:	Pr. Nos. 8-2-544/4/A, 8-2-544/8,8-2-417 & 26'-0" wide road
West	:	30' wide Road No. 7 of Banjara hills to be widened to 66' as per ZDP

Dr. C.V.S.K. SARMA,
Principal Secretary to Government.